


<p><b>City of Watertown, New York</b>  <b>Brownfields Assessment Demonstration Pilot</b></p> <p>U. S. EPA, Region 2          290 Broadway          New York, NY</p> <p style="text-align: right;">June 2002</p>	
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## Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

## I. Overview

In March 1999, the U.S. Environmental Protection Agency (EPA) selected the City of Watertown, New York as a Brownfields Assessment Demonstration Pilot. Watertown, the only city in Jefferson County, is located in upstate New York, approximately 70 miles north of Syracuse. The City is situated on the Black River near the intersection of the Saint Lawrence River and Lake Ontario. Paper mills and food processing facilities made up Watertown's industrial base. However, during the past 40 years business closings and downsizing have lead to a loss of jobs. The pilot targets the Black-Clawson site, an abandoned foundry facility located on an island in the Black River which is one of the City's most distressed areas. At the same time, the island serves as the gateway to the downtown commercial district.

The City intends to use EPA funds, coupled with funds leveraged from local, state, and other federal agencies, to implement a plan that includes the following activities:

- compile an inventory of Brownfields within the city;
- target 17 properties, including the Black-Clawson site, for future redevelopment with the majority of the funding provided outside of EPA funds;
- conduct Phase I and Phase II environmental assessments of the Black-Clawson site;
- develop cleanup plans for the targeted site;
- design a brownfields redevelopment guide to serve as an example for future projects; and
- convene a community advisory group to participate in the Pilot's processes.

A number of non-grant related brownfields activities have occurred in the City of Watertown since the area has become a Brownfields Pilot. Since October 1999, two industrial and five commercial Brownfield sites, which are a part of the 17 targeted properties, were investigated, cleaned up, and re-used. These include the former Fort James Paper Mill, the former Carthage Machine Shop, as well as five abandoned and derelict commercial buildings. These five buildings, located in downtown Watertown, have been razed for new construction for the expansion of the downtown YMCA and a County Courthouse addition.

## **II. Brownfields Pilot Progress**

### **Implementation Strategy**

With the EPA funding, Watertown plans to address one site as a means to acquaint the community with brownfields redevelopment. The City will conduct Phase I and Phase II site assessments at the Black-Clawson site. They will also create a workgroup consisting of various stakeholder and community representatives to assist and advise the City with the Brownfields program. The City plans to use the pilot site as a prototype for the development of a brownfields site redevelopment procedures manual.

The Pilot Kick-off Workshop was held on May 19, 2000. Approximately 40 stakeholders, who represented a cross-section of the community, attended. The group supported the clean-up and reuse of the river sites for recreation, tourism, and sporting activities. All were in favor of initiating the City's linear riverfront park plan.

### **Community Involvement**

The City of Watertown plans to interact with existing community groups to form a core advisory working group and a community outreach group. Several work groups have been formed and are currently focusing on three primary activities: redevelopment of downtown Watertown, recreational and economic opportunities along the Black River, and remediation and reuse of industrial properties.

## **III. Brownfield Site Activities**

### **Site Inventory**

The City of Watertown intends to develop an inventory of known or potential brownfields sites for the community to evaluate, prioritize, and target for redevelopment efforts.

### **Site Selection**

The City has selected the Black-Clawson site for assessment under the pilot. Please see the Site Profile for this specific site for more information.

### **Site Assessment and Reuse Planning**

The City of Watertown intends to perform a Phase I and Phase II site assessment at the Black-Clawson site. The City has negotiated an agreement with Black-Clawson to cooperatively investigate, perform removal activities, and reuse the site for riverfront recreation as part of the City's Riverfront Plan. The City will be targeting a total of 17 properties. A site profile with specific information on the Black-Clawson site is currently available.

## **IV. Measures of Success**

### **Properties Estimated in Brownfields Pilot Areas: 50**

For the entire Pilot area, the number of properties/parcels which have been identified by the Pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Watertown or the State of New York), not just the specific area(s) that the Pilot has defined as target areas.

**Properties Reported to be Contained in Pilot Inventories: 25**

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These inventories may include lists such as a foreclosure list of abandoned industrial sites; a state list of no-further actions sites, etc.

**Properties Reported to be Targeted by Pilot: 17 (1 EPA/16 Other)**

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is “targeting”, or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

**V. Non-Site Specific Funding Leveraged**

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

**A. Non-Site Specific Funding Leveraged for Assessment**

Funded by: ☒ Local (City) ☒ Local (County) ☒ Private ☐ State ☐ Other Federal

Amount Funded: \_\_\_\_\_

Additional information concerning funding:

**B. Non-Site Specific Funding Leveraged for Cleanup**

Funded by: ☒ Local (City) ☒ Local (County) ☒ Private ☐ State ☐ Other Federal

Amount Funded: \_\_\_\_\_

Additional information concerning funding:

**C. Non-Site Specific Funding Leveraged for Redevelopment**

Funded by : ☒ Local (City) ☒ Local (County) ☒ Private ☒ State ☒ Other Federal

Amount Funded: \_\_\_\_\_

Additional information concerning funding:

**VI. Current Activities**

The City will conduct pre-remedial assessments at the Black-Clawson site.

## **VII. Contact Information**

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For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/swerosps/bf>  
Regional Website <http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>